# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode

19 Dallas Drive, Lalor Vic 3075

#### Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | /underquot | ting |        |       |
|-----------------|-------------------|------|--------------|-------|------------|------|--------|-------|
| Range betweer   | \$620,000         |      | &            |       | \$680,000  |      |        |       |
| Median sale pr  | rice              |      |              |       |            |      |        |       |
| Median price    | \$690,000         | Pro  | operty Type  | Hou   | se         |      | Suburb | Lalor |
| Period - From   | 01/01/2023        | to   | 31/12/2023   |       | So         | urce | REIV   |       |

## Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ade | dress of comparable property | Price     | Date of sale |
|-----|------------------------------|-----------|--------------|
| 1   | 2 Dallas Dr LALOR 3075       | \$667,500 | 14/10/2023   |
| 2   | 3 Fisher Av LALOR 3075       | \$650,000 | 28/11/2023   |
| 3   | 9 Hertford PI LALOR 3075     | \$647,000 | 07/10/2023   |

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

07/03/2024 12:01





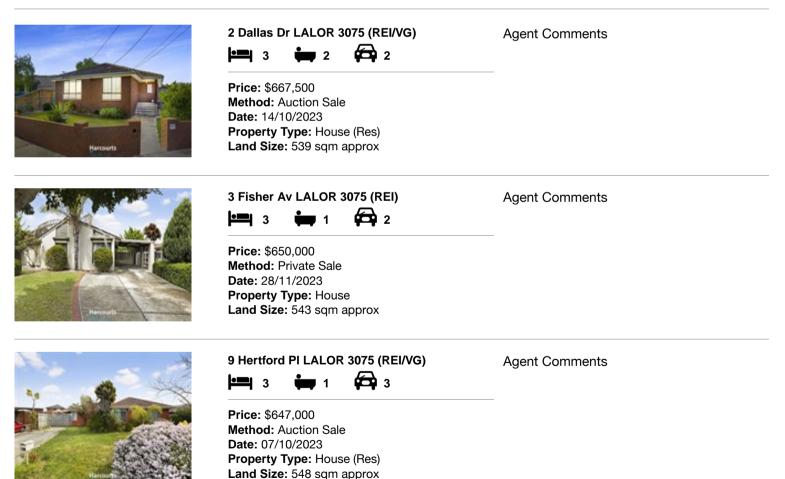




Property Type: House Land Size: 530 sqm approx Agent Comments Brett Sparks 94321444 0411131938 brettsparks@jelliscraig.com.au

Indicative Selling Price \$620,000 - \$680,000 Median House Price Year ending December 2023: \$690,000

# **Comparable Properties**



Account - Jellis Craig | P: 03 94321444





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